

A few questions to ask your paint contractor next time you are deciding on who to choose.

1. Explain the type of paint that will be used on each surface and why. There are different grades and types of paint so the color you choose and the surface you are painting will determine the best material to use. For example, if you are painting stucco with a medium to dark color, you will want to use a premium paint. It will cost you more but among other reasons, it will resist the sun's UV rays better and the color will last longer. If you are painting that same stucco with a light color, you don't need to spend the extra money since light colors are not as affected by the sun.

2. How many years has the contractor been in business? The longer they've been in business, the more knowledge they typically have and can solve problems and challenges that may arise on the job.

3. How many years long is my guarantee and what does it cover? Get the guarantee for all your different surfaces in writing! Guarantees can and will vary depending if you are painting stucco, wood, wrought iron, floors & decks as well as any clear coated surfaces like varnished front doors. As an example, varnished doors will have a shorter guarantee compared to painted doors, since the sun's UV rays affect clear varnish much faster than it affects a painted surface. You can still keep a varnished door looking nice but if it is in the sun, you will need to recoat it every 1 to 2 years however if that same door is painted, you probably can wait 4 to 5 years before repainting.

4. Are they licensed and insured to work on your type of property? Due to the additional liability risk for damage, contractors need to carry additional, more costly, general liability insurance allowing them to work on HOA's. So make sure you get a certificate from your contractor naming your HOA as "additional insured". That will guarantee they have the proper insurance.

5. When you meet with each contractor, pay attention to their behavior. Did they show up on time? Are they business-like and professional? Are they confident? Did they get you the bid in a reasonable amount of time?

6. Get references of properties similar to yours in your area. Spend a little time calling the references and go see the properties. Ask about their experience with that contractor. Problems occasionally come up so ask the references if they were satisfied with the way their contractor handled their job and any issues that may have come up. And in case you weren't aware, we have a list of references here in the office. Just stop in and we will be happy to give them to you.